

EXHIBIT J
SWING SPACE PLAN

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The owners of both One and Two Rockledge Centre engaged May Construction (General Contractor) to develop this Swing Space Plan to effectively consolidate the existing NIH tenants within Rockledge Centre, while freeing the contiguous office space necessary to house the Office of the Director staff slated to relocate from other locations. The intention of this plan is to not have typical swing space but instead phase the tenant build out so that user groups only relocate one time throughout the project. This Swing Space Plan involves five Tenant Improvement Phases covering 100% of the Government's Leased Premises and requires no swing space or double-moves.

The Offerors and the Government share the common goal of minimizing downtime and disruption for the NIH tenants at Rockledge Centre. To that end, the Offerors formulated the Swing Space Plan outlined herein to ensure mutual agreement on the practical necessities of this proposed transaction. To further minimize project risk, the Offerors engaged a common architect, engineer and general contractor, each selected based on their track records of exceptional performance and hands-on experience at Rockledge Centre and with the Government.

The Rockledge team has been preparing for this consolidation lease project for over three years. As part of that effort, the vacant 10th and 9th floors of One Rockledge (top two floors) were intentionally held off the market since they were vacated by Aetna. With the assumption that NICHD will soon vacate the 8th floor*, these three contiguous floors at the top of One Rockledge provide 67,563 ABOASF (73,999 RSF) with which to execute Phase 1 of the project tenant build-out. Analysis of the existing seating in the buildings shows that as the tenants relocate into newly built-out space, improved utilization rates in each block of renovated space will result in progressively larger blocks of space being vacated by NIH.

Therefore, upon completion of Phase 1, the top 3 floors of One Rockledge would absorb the NIH staff from Floors 4 through 7 at One Rockledge, which thereby opens up those floors for Phase 2 renovations. Upon completion, those 4 floors would receive NIH staff from at least 4 floors elsewhere in the project, triggering Phase 3, and so on. The final phase covers the renovation of floors 1 through 5 at Two Rockledge. If the Government decides to retain any of its current space in its present configuration, this Swing Space Plan can be adjusted accordingly and possibly accelerated.

The Design and Construction Schedule provided in the following section of this Proposal incorporates the design and review timeframes set forth by the Government in the Lease. This Design and Construction Schedule is realistic and achievable.

Phase 1	One Rockledge	Two Rockledge
10th Floor	Phase 1 TI	
9th Floor		
8th Floor		
7th Floor		
6th Floor		
5th Floor		
4th Floor		
3rd Floor		
2nd Floor		
1st Floor		

Phase 2	One Rockledge	Two Rockledge
10th Floor	Renovated	
9th Floor		
8th Floor		
7th Floor		
6th Floor		
5th Floor		
4th Floor		
3rd Floor		
2nd Floor		
1st Floor		

Phase 3	One Rockledge	Two Rockledge	
10th Floor	Renovated	Phase 3 TI	
9th Floor			
8th Floor			
7th Floor			
6th Floor			
5th Floor			
4th Floor			
3rd Floor	Phase 3 TI		
2nd Floor			
1st Floor			

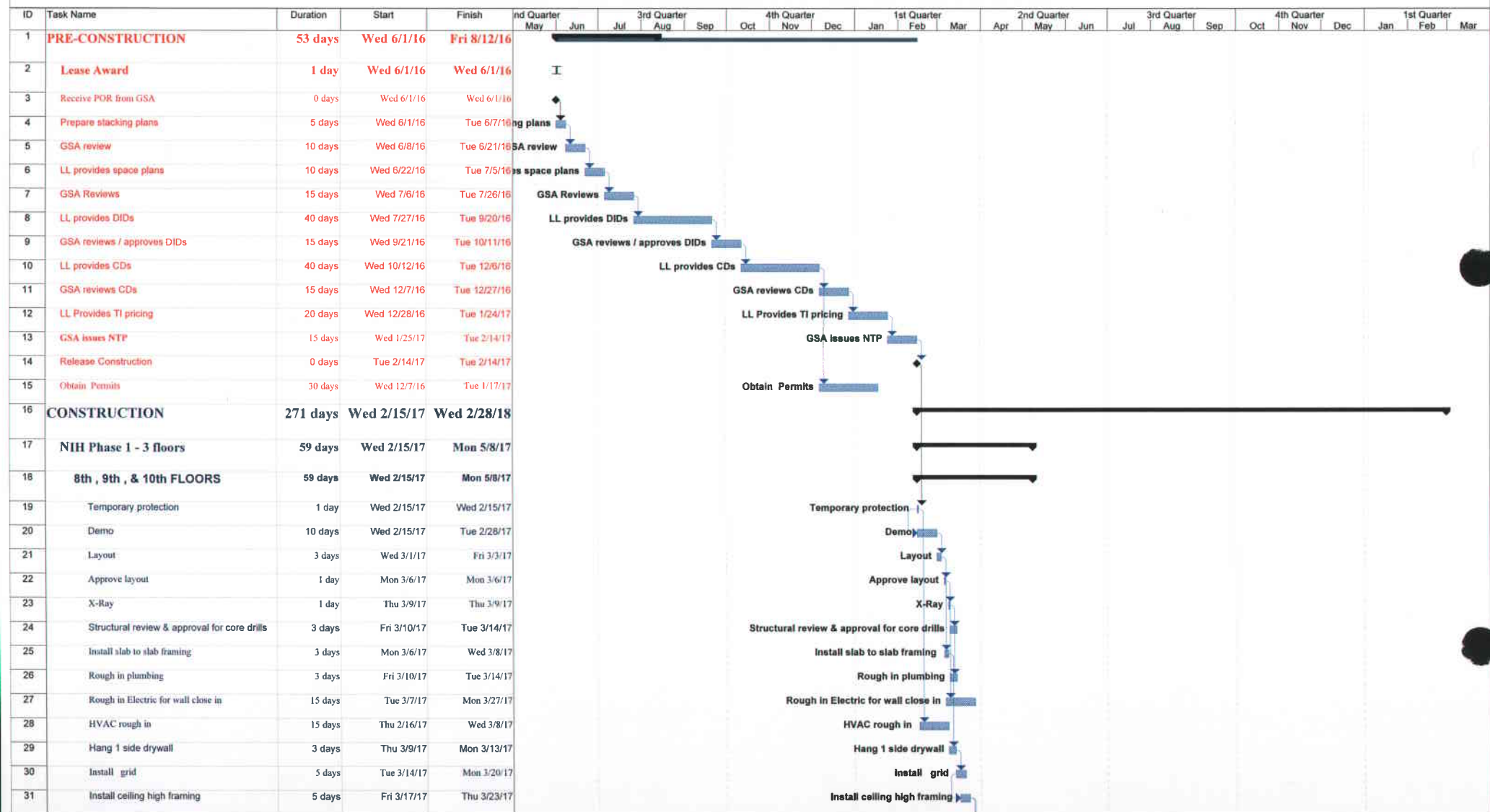
Phase 4	One Rockledge	Two Rockledge
10th Floor	Renovated	Renovated
9th Floor		Phase 4 TI
8th Floor		
7th Floor		
6th Floor		
5th Floor		
4th Floor		
3rd Floor		
2nd Floor		
1st Floor		

Phase 5	One Rockledge	Two Rockledge
10th Floor	Renovated	Renovated
9th Floor		
8th Floor		
7th Floor		
6th Floor		
5th Floor		
4th Floor		
3rd Floor		
2nd Floor		Phase 5 TI
1st Floor		

Completion	One Rockledge	Two Rockledge
10th Floor	Renovated	Renovated
9th Floor		
8th Floor		
7th Floor		
6th Floor		
5th Floor		
4th Floor		
3rd Floor		
2nd Floor		
1st Floor		

**We recognize the 8th Floor of One Rockledge is under lease to NIH (NICHD). However, it is expected to be more than 50% vacant by the end of May, 2016, when additional NICHD staff plans to relocate to a nearby leased location. We would request NIH's cooperation in allowing the 8th floor to be included in Phase 1 renovations.*

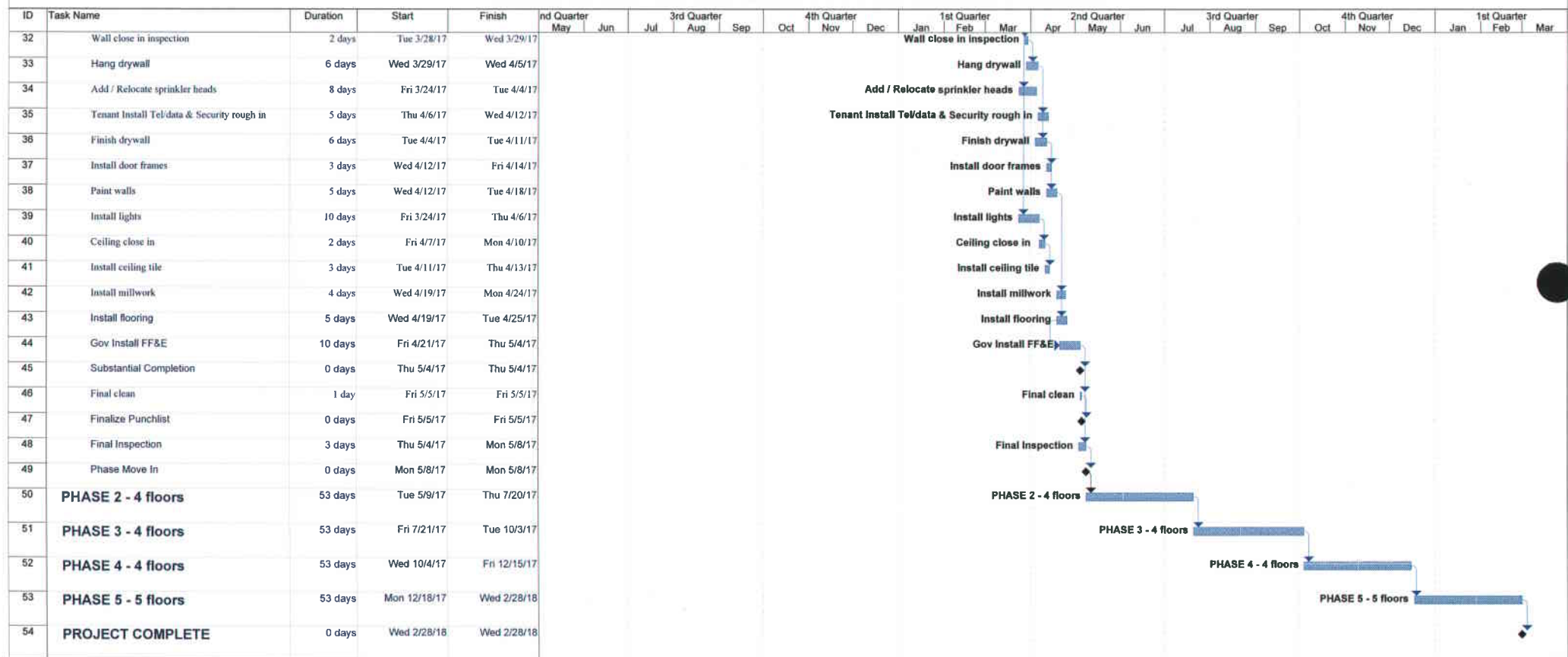
PRELIMINARY GSA / NIH ROCKLEDGE 1 & 2 CONSTRUCTION SCHEDULE



Task		Rolled Up Milestone		Project Summary		Inactive Milestone		Manual Summary Rollup		External Tasks	
Milestone		Rolled Up Progress		Group By Summary		Inactive Summary		Manual Summary		External Milestone	
Summary		Split		Inactive Task		Manual Task		Start-only		Progress	
Rolled Up Task		External Tasks		Inactive Milestone		Duration-only		Finish-only		Deadline	

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